153.0	0011	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,137,800 / 1,137,800
					USE VALUE: 1,137,800 / 1,137,800
					ASSESSED: 1,137,800 / 1,137,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAM RAJEEV J & CAITLIN C/ TRS
Owner 2:	2020 RAM FAMILY TRUST
Owner 3:	
Street 1:	63 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAM RAJEEV J/CAITLIN C -
Owner 2:	-
Street 1:	63 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,875 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 3192 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8875.000	587,600	1,200	549,000	1,137,800
Total Card	0.204	587,600	1,200	549,000	1,137,800
Total Parcel	0.204	587,600	1,200	549,000	1,137,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.45 | /Parcel: 356.4

Legal Description

User Acct 102409

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	587,600	1200	8,875.	549,000	1,137,800	1,137,800	Year End Roll	12/18/2019
2019	101	FV	442,200	1200	8,875.	514,700	958,100	958,100	Year End Roll	1/3/2019
2018	101	FV	441,000	1200	8,875.	425,500	867,700	867,700	Year End Roll	12/20/2017
2017	101	FV	441,000	1200	8,875.	391,200	833,400	833,400	Year End Roll	1/3/2017
2016	101	FV	441,000	1200	8,875.	356,900	799,100	799,100	Year End	1/4/2016
2015	101	FV	430,400	1200	8,875.	350,000	781,600	781,600	Year End Roll	12/11/2014
2014	101	FV	416,100	1200	8,875.	325,300	742,600	742,600	Year End Roll	12/16/2013
2013	101	FV	416,100	1200	8,875.	309,500	726,800	726,800		12/13/2012

!12081!

PRINT

Date	Time
12/11/20	02:11:52

LAST REV

Date	Time
12/07/20	15:38:29

mmcmakin

12081

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAM RAJEEV J/CA	76184-386	1	11/17/2020	Convenience	99	No	No		
KERHULAS MARY H	46558-164		11/29/2005		815,000	No	No		
	12098-645		10/21/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2014	1379	Re-Roof	2,075					Strip and reroof.
5/15/2014	455	Redo Bas	20,000					
1/23/2008	81	Redo Bas	62,837			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	Info Fm Prmt	PC	PHIL C
1/12/2009	Meas/Inspect	372	PATRIOT
3/18/2006	MLS	MM	Mary M
4/6/2000	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8875		Sq. Ft.	Site		0	80.	0.77	9									549,000						549,000	

Total AC/HA: 0.20374 | Total SF/SM: 8875 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 549,000 | Spl Credit | Total: 549,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15578032
Const Adj.:	0.99346465
Adj $ / SQ:	143.528
Other Features:	124119
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721836
Depreciation:	134262
Depreciated Total:	587575

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

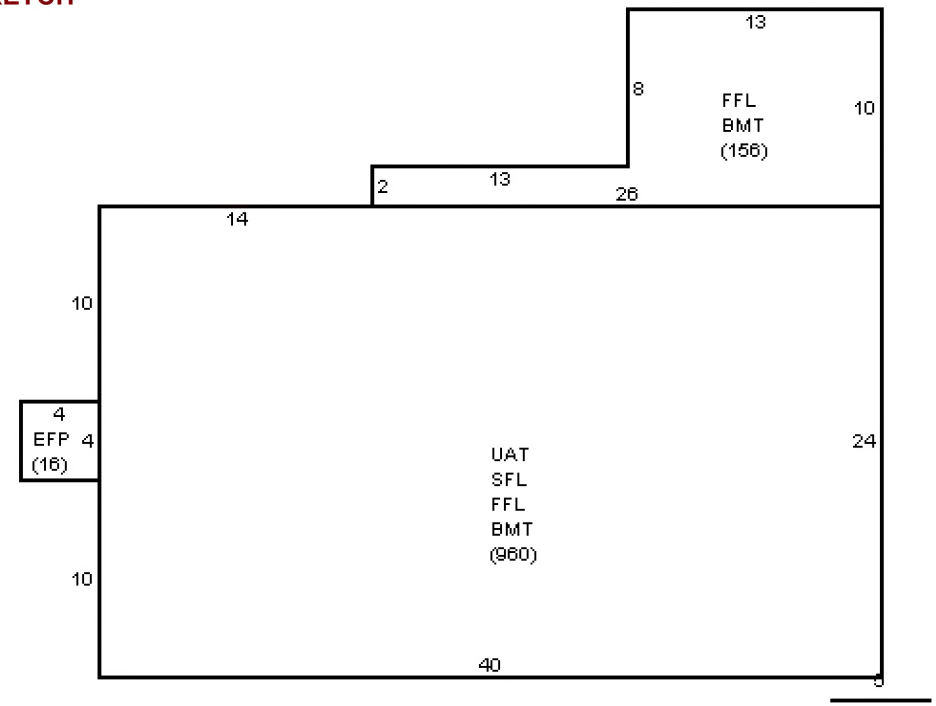
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.89
Special Features:	0	Val/Su Net:	170.42
Final Total:	587600	Val/Su SzAd	283.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,116	94.730	105,717
FFL	First Floor	1,116	143.530	160,178
SFL	Second Floor	960	143.530	137,787
UAT	Upper Attic	240	57.410	13,779
EFP	Enclos Porch	16	72.130	1,154
	Net Sketched Area:	3,448	Total:	418,615
Size Ad	2076	Gross Are	4168	FinArea 3192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0011-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X32	A	AV	1950	2.78	T	40.8	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200